

LexAllan

local knowledge **exceptional service**

387 Halesowen Road, Cradley Heath, B64 7HU

** A Fantastic Three Bedroom Detached Family Home **

We are delighted to present this attractive three-bedroom detached property situated on the ever popular Halesowen Road. Offering generous living accommodation and excellent potential to make a wonderful family home, this property enjoys a superb location, with well regarded local schools, convenient transport links and the beautiful Haden Hill Park all close at hand.

The ground floor offers a welcoming entrance porch and hallway, a spacious lounge, a separate reception room, a fitted kitchen/diner and a convenient downstairs WC. Upstairs, the property boasts three generously proportioned bedrooms and a family bathroom. Externally, the property continues to impress with a pleasant, secluded rear garden, predominantly laid to lawn, providing an ideal space for relaxing, entertaining and family enjoyment. Further benefits include off-road parking and a detached single garage.

Combining spacious accommodation, a desirable location and the advantage of no upward chain, this is an excellent opportunity to acquire a lovely detached family home.

Early viewing is highly recommended to fully appreciate all that this property has to offer!

Approach
Via a block paved driveway leading to front door.

Porch
Giving access to the entrance hall.

Entrance Hall
Doors off to all ground floor accommodation, stairs rise to first floor, central heated radiator, tiled flooring.

Lounge
12′5″ x 11′10″ (3.79 x 3.63)
Centred log burner, double glazed window to rear, central heated radiator.

Sitting Room
13′3″ x 10′9″ (4.04 x 3.28)
Double glazed bay window to front, central heated radiator.













Kitchen/Diner

17′0″ x 8′2″ (5.2 x 2.5)

The kitchen benefits from central heating via a radiator and offers a range of wall and base units, complemented by a stainless steel sink unit with drainer. Integrated cooking appliances include an oven and hob, with an extractor fan above. There is plumbing for a washing machine, a breakfast bar providing additional dining space, and part tiled walls. A double-glazed window to the rear allows natural light into the room, while a door provides direct access to the rear garden.

W.C

Wash hand basin, w.c, double glazed window to side, tiled flooring.

Landing

Bright & airy landing with doors off to all first floor accommodation, double glazed window to front, central heated radiator.

Bedroom 1

12′5″ x 11′11″ (3.79 x 3.64)

Double glazed window to rear, central heated radiator.

Bedroom 2

10′9″ x 10′5″ (3.28 x 3.18)

Double glazed window to front, central heated radiator.

Bedroom 3

9′1″ x 8′8″ (2.78 x 2.65)

Double glazed window to rear, central heated radiator.

Bathroom

Bath with shower over, wash hand basin, w.c, double glazed window to rear, central heated towel rail.

Garden

Slabbed area ideal for hosting with lawn.

Garage

With electric garage door to front and side access door.













Tenure (Freehold).

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Money Laundering Regulations.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Referral Fees.

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.









IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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